

A G E N D A

BUILDING COMMITTEE

January 14, 2004
11:00 A.M. OPS Conference Room
1st Floor Mason Building

STATE ADMINISTRATIVE BOARD

January 20, 2004
11:00 A.M. Senate Appropriations Room
3rd Floor Capitol

REVISIONS TO CONSTRUCTION CONTRACTS

1. DEPARTMENT OF COMMUNITY HEALTH, YPSILANTI – Center for Forensic Psychiatry – New Forensic Center
File No. 391/99210.JAN – Index No. 11202
Walbridge Aldinger Company, Detroit; CCO No. 25, Incr. \$180,190.00
2. DEPARTMENT OF CORRECTIONS, NEWBERRY – Newberry Correctional Facility – ReRoof Housing Units 1, 2, 5, 6, 9 & 10
File No. 472/02401.RAA – Index No. 57670
Olsen & Olsen Building Contractors, Inc., Manistique; CCO No. 1, Incr. \$112,418.97
3. DEPARTMENT OF MILITARY AND VETERANS AFFAIRS, LANSING – Combined Support Maintenance Shop – Demolition and Facility Construction
File No. 511/00321.EEW – Index No. 10862
Kares Construction Company, Charlotte; CCO No. 4, Incr. \$73,010.00
4. DEPARTMENT OF NATURAL RESOURCES, EAST TAWAS – East Tawas Harbor – Remediation of State Dock
File No. 751/01048.AGY – Index No. 29600
Great Lakes Carbon Treatment, Inc., Kalkaska; CCO No. 3, Incr. \$60,000.00
5. DEPARTMENT OF ENVIRONMENTAL QUALITY, BANGOR – CR 681 at Black River – Sediment Removal and Disposal
File No. 761/02050.ERD – Index No. 47918
Homrich, Inc., Carleton; CCO No. 3, Incr. \$1,302,460.20
6. DEPARTMENT OF AGRICULTURE, EAST LANSING – Michigan State University - Animal Health and Diagnostic Laboratory
File No. 791/00301.DCS – Index No. 53073
Granger Construction, Inc., Lansing; CCO No. 20, Incr. \$85,045.00

RESOLUTION OF THE STATE ADMINISTRATIVE BOARD

7. RESOLUTION OF THE STATE ADMINISTRATIVE BOARD REQUESTING AND APPROVING CONVEYANCE OF PROPERTY FROM THE DEPARTMENT OF STATE POLICE TO THE CITY OF STEPHENSON

LEASES FOR PRIVATE PROPERTY

8. DEPARTMENT OF STATE, MT. MORRIS - Renewal of lease (#10022) from January 1, 2004, through December 31, 2008, with Majestic Properties, LLC, A Michigan Limited Liability Company, 6314 West Pierson Road, Flushing, Michigan 48433 for 2,372 square feet of office space and forty parking spaces located at 11960 North Saginaw, Mt. Morris. The annual per square foot rental rate for this space is \$8.50 (\$1,680.17 per month). Effective January 1, 2005, through December 31, 2008, the annual per square foot rental rate for this space is \$9.35 (\$1,848.18 per month). This rate does not include heat, electricity, water/sewer, and janitorial services and supplies. Effective June 15, 2005, and every subsequent June 15, any increase or decrease in Real Estate taxes per annum will be adjusted and paid on an annual basis. This lease contains one five-year renewal option with an annual per square foot rental rate of \$10.28 (\$2,033.00 per month) with continuation of above-stated adjustment provision. This space provides workstations for six employees. This Lease contains a 90-day Standard Cancellation Clause. This lease has been approved by the Attorney General as to legal form. Source of Funds: 71% Restricted Funds; 29% General Fund
9. DEPARTMENT OF STATE, ALLEN PARK – Renewal of lease (#6993) from January 1, 2004 through December 31, 2008, with Joseph L. Tuccini and Frances Pauline Tuccini, Husband and Wife, 9815 Fox, Allen Park, Michigan, 48101, for 2,041 square feet of office space located at 6784 Allen Road, Allen Park, Michigan. The annual rental rate per square foot for this space is \$25,512.50 (\$2,126.04 per month). This rate does not include heat, electric, janitorial, trash removal, replacement of tubes and bulbs, snow removal costs, telecommunications and alarm system monitoring. Effective June 15, 2004, and every subsequent June 15, any increase or decrease in real estate taxes per annum will be adjusted and paid on an annual basis. This space provides workstations for 4 employees. This lease contains a Standard 90-day cancellation. The Attorney General has approved this lease as to legal form. Source of Funds: 29% General Fund, 71% Restricted Funds.
10. DEPARTMENT OF TRANSPORTATION, DETROIT – New Lease (#11039) from January 1, 2004, through December 31, 2008 with MacLEAN L.L.C., A Michigan Limited Liability Company, 21500 Trolley Drive, Taylor, Michigan 48180, for 15,400 square feet of office space located at 1400 Howard Street, Detroit, Michigan. The annual per square foot rental rate for this space is \$17.00 (\$21,816.67 per month). This (full-service) rate does include electricity, pest control, heating and cooling, janitorial services and supplies, tubes and bulbs. This lease has no renewal option. This space provides workstations for 60 employees. There is a lump-sum cost for up to \$15,000 for lessee-required renovations. This lease contains a Standard 90-day cancellation. The Attorney General has approved this lease as to legal form. Source of Funds: 100% Restricted Funds.

11. DEPARTMENT OF STATE, CHARLEVOIX – Renewal of lease (#7698) from January 1, 2004, through December 31, 2008, with Charlevoix County Rentals, LLC, A Limited Liability Company, PO Box 231 (05951 M-66 Highway), Charlevoix, Michigan 49720 for 1,092 square feet of office space and twenty parking spaces located at 05951 M-66 Highway, Charlevoix. The annual per square foot rental rate for this space is \$9.23 (\$ 840.00 per month). This rate does not include heat, electricity, water/sewer, and janitorial services and supplies. Effective June 15, 2005, and every subsequent June 15, any increase or decrease in Real Estate taxes per annum will be adjusted and paid on an annual basis. This lease contains one five-year renewal option at the same rental rate. This space provides workstations for three employees. This Lease contains a 90-day Standard Cancellation Clause. This lease has been approved by the Attorney General as to legal form. Source of Funds: 71% Restricted Funds; 29% General Fund
12. DEPARTMENT OF STATE, BALDWIN – Renewal of lease (#4375) from January 1, 2004, through December 31, 2008, with PJR, Incorporated, A Michigan Corporation, 15345 South Star Lake Drive, Baldwin, Michigan 49304 for 742 square feet of office space and eighteen parking spaces located at 1075 Washington, Baldwin. The annual per square foot rental rate for this space is \$12.31 (\$761.17 per month). This rate does not include heat, electricity, water/sewer, janitorial services and supplies, and replacement of tubes and bulbs. Effective June 15, 2005, and every subsequent June 15, any increase or decrease in Real Estate taxes per annum will be adjusted and paid on an annual basis. This space provides workstations for two employees. This Lease contains a 60-day Standard Cancellation Clause. This lease has been approved by the Attorney General as to legal form. Source of Funds: 71% Restricted Funds; 29% General Fund
13. DEPARTMENT OF STATE, TRAVERSE CITY – Renewal of lease (#10031) from January 1, 2004, through December 31, 2008, with Ben and Janet Risky, Husband and Wife, 10480 Deerpath North, Traverse City, Michigan 49684 for 2,730 square feet of office space and fifty parking spaces located at 1759 Barlow, Traverse City. The annual per square foot rental rate for this space is \$12.43 (\$2,828.25 per month). This rate does not include heat, electricity, water/sewer, and janitorial services and supplies. Effective June 15, 2005, and every subsequent June 15, any increase or decrease in Real Estate taxes per annum will be adjusted and paid on an annual basis. This lease contains one five-year renewal option with an annual per square foot rental rate of \$ 13.67 (\$3,111.00 per month). This space provides workstations for thirteen employees. This Lease contains a 90-day Standard Cancellation Clause. This lease has been approved by the Attorney General as to legal form. Source of Funds: 71% Restricted Funds; 29% General Fund

14. DEPARTMENT OF ENVIRONMENTAL QUALITY, Warren - New Lease (#11040) from July 15, 2004, through July 14, 2024 with Twin Oaks Network, Inc., A Michigan Corporation, 32500 Telegraph Road, Suite 209, Bingham Farms, Michigan, for 32,500 square feet of office space located at 7900 Donald Court, Warren, Michigan. Beginning July 15, 2004 through July 14, 2014 the annual per square foot rental rate for this space is \$12.45 (\$33,718.75 per month). Beginning July 15, 2014 through July 14, 2019 the annual per square foot rental rate for this space is \$15.81 (\$42,818.75 per month). Beginning July 15, 2019 through July 14, 2024 the annual per square foot rental rate for this space is \$16.60 (\$44,958.33 per month). This rate does not include electricity, snow removal, heating and cooling, janitorial services and supplies, telecommunications or alarms. This lease contains one 5-year renewal option effective July 15, 2024 through July 14, 2029. The annual square foot rental rate for this space is \$17.39 (\$47,097.92 per month). This space provides workstations for 140 employees and 175 common parking spaces. This lease contains an Executive 90-day cancellation. The Attorney General has approved this lease as to legal form. Source of Funds: various.

ADDENDUM TO LEASE FOR PRIVATE PROPERTY

15. FAMILY INDEPENDENCE AGENCY, COLDWATER – Addendum #2 to lease (#10485) approved by the State Administrative Board on June 3, 1997, Item #19, between County of Branch, A Michigan Municipal Corporation, as Lessor, and the State of Michigan Department of Family Independence Agency, as Lessee, for space located at 388 Keith Wilhelm Drive, Coldwater, Michigan. This addendum provides for the removal of the responsibility of providing interior janitorial services and supplies by the Lessor.. This addendum becomes effective upon the last State Governmental approval and continues to the termination date of the lease, or any extension. The Attorney General has approved this addendum as to legal form. Source of Funds: 100% Federal Funds.

MODIFICATION TO LEASE SPACE

16. FAMILY INDEPENDENCE AGENCY, PONTIAC – CONSTRUCTION CHANGE ORDER #1 – Modification to space located at 235 North Saginaw Street in Pontiac, Michigan with lease #6938 as approved by the State Administrative Board on November 6, 2001, Item #15, between 235 North Saginaw Associates LLC, as Lessor, and the State of Michigan Department of Family Independence Agency, as Lessee. This Construction Change Order #1 modification provides for items requested and approved by the Family Independence Agency at a cost not to exceed \$32,018.33. This modification agreement addendum becomes effective upon the Director's Approval and continues to the termination date of the lease, or any extension. Source of Funds: 45% Federal Funds, 55% General Fund.